

# Business Assistance and Housing Services (BAHS)

[215-8000] [216-8001] [234-8250] [235-8425] [236-7100]  
[317-7000] [317-8010] [317-8055] [327-7100]

## Appropriations Summary

	02/03 Actuals	03/04 Actuals	04/05 Current Budget	04/05 Estimated Actuals	05/06 Adopted Budget
Salaries	1,098,754	1,227,680	1,537,910	1,301,166	1,473,985
Supplies & Services	841,293	1,500,612	553,134	459,093	376,286
Capital Outlay	2,867	2,746	2,510	20,648	2,100
Debt Services	527	-	-	-	-
Internal Service	631,337	654,989	586,958	589,678	592,214
Transfers Out	5,500	376,414	22,557	176,000	15,450
Project Expenditure	18,089,984	33,944,708	27,844,947	16,310,945	37,918,264
<b>TOTAL BY CATEGORY</b>	<b>20,670,261</b>	<b>37,707,148</b>	<b>30,548,016</b>	<b>18,857,530</b>	<b>40,378,299</b>

215	8000	CDBG PROGRAMS & PROJECTS	33,228	201,362	430,739	215,440	496,714
216	8001	CDBG REHAB RLF	17,592	5,382	226,300	101,567	10,000
234	8250	MOBILE HOME PARK RENT	61,539	145,863	200,545	161,384	4,832
235	8425	SENIOR HOUSING TRUST	-	8,600	20,180	20,180	80,700
236	7100	HOUSING	20,500	15,000	1,015,000	15,000	1,315,000
317	7000	BAHS ADMINISTRATION	1,776,296	2,470,833	1,596,269	1,558,539	1,576,311
317	8010	BAHS ECONOMIC DEVELOPMENT	898,556	4,824,541	4,306,439	2,421,325	3,993,900
317	8055	BAHS CIP	15,341,661	23,741,241	16,163,450	8,748,033	22,709,000
327	7100	HOUSING	2,520,889	6,294,327	6,589,093	5,616,062	10,191,842
<b>TOTAL BY PROGRAM</b>			<b>20,670,261</b>	<b>37,707,148</b>	<b>30,548,016</b>	<b>18,857,530</b>	<b>40,378,299</b>





[illegible]

CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET



CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET

# [234-8250] Mobile Home Rent Commission

## ACTIVITY DESCRIPTION

The Mobile Home Rent Commission is responsible for: 1) monitoring the Mobile Home Park Rent Ordinance; 2) recommending modifications, amendments or regulations to same; and, 3) conducting hearings and making determinations regarding petitions submitted by park owners and tenants.

This account is funded through an annually collected fee mandated by the Mobile Home Park Rent Ordinance (Chapter 5.36 of the City of Morgan Hill Municipal Code). Each park owner is assessed this fee based upon the number of spaces within the park which fall under the ordinance. (Spaces not covered would include vacant spaces; spaces occupied by coaches owned by the park owner or by mobile home dealers who are not residents; and, spaces where home owners have negotiated long-term leases with the park owner.) Owners may pass on up to ½ of the cost of each space fee to the tenant of the space for which the fee is paid.

## FY 2004/05 HIGHLIGHTS

- The Mobile Home Rent Commission recommended the sale and budget workout for Hacienda Estates to Millennium Housing in return for the termination of the litigation.

## FY 2005/06 ACTIVITY GOALS

- Continue to administer the City's mobile home rent ordinance, and respond to any challenge to the ordinance
- Implement the Commission Workplan

## FINANCIAL COMMENTS

The current budget is funded solely by funds collected under the Mobile Home Rent Ordinance.

CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET



# [235-8435] Senior Housing Trust Fund

## ACTIVITY DESCRIPTION

This fund began with a one-time contribution from a developer for a housing in-lieu fee payment. The purpose of the fund is to assist eligible elderly persons in the City of Morgan Hill's sphere of influence in meeting their housing-related needs. Funds can be used to assist programs which provide services to Morgan Hill seniors.

## FY 2004/05 HIGHLIGHTS

- Three service grants to Catholic Charities-Day Break Respite Program, Long Term Care Ombudsman (Catholic Charities), and Second Harvest Food Bank were awarded and monitored.

## FY 2005/06 ACTIVITY GOALS

- Senior Emergency Loan Program for lower income seniors to provide assistance with utility bills and/or emergency repairs, such as water heater replacements.
- Funding for furniture, fixture and equipment for the Senior Center at the Indoor Recreation Center.

CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET



CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGE | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGE | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGE |

[illegible]

CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET

# [317-7000] BAHS Administration

## FY 2005/06 WORKPLAN

- Assist developer to complete the entitlement process for the planned subregional shopping center
- Negotiate an Agreement for the Granada Theater
- Facilitate the conversion of the former Police Facility into a brewpub/restaurant
- Move the Acton Museum to the Villa Miramonte site
- Explore the feasibility of an amendment to the redevelopment plan

## FY 2005/06 ACTIVITY GOALS

### Community Facilities:

- Assist in the design and development of the Outdoor Sports Center and other community facilities
- Assist in the design and development of the new Library

### Business Assistance Programs:

- Promote and administer the existing programs, such as Façade Improvement Program, Small Business Fee Deferral Program, and the Sewer, Traffic and Utility Undergrounding loan programs.

### Business Attraction/Expansion/Retention:

- Monitor development of Morgan Hill courthouse
- Work with developer/property owners to develop "key" commercial /retail sites
- Implement an agreement for the Gunter Brothers rehabilitation project

### Planning/Administration:

- Implement the Downtown workplan, including a Downtown entry feature.
- Assist in the processing and preparation of the Depot Street capital improvement project

### Local and Regional Economic Development Partnerships:

- Actively support the Chamber of Commerce's Economic Development Programs (EDP), including our participation on the Business Attraction, Retention and Tourism Committees
- Work with the Morgan Hill Downtown Association
- Work with regional and State agencies (e.g. Joint Venture Silicon Valley and the State of California Economic Development Division) to promote economic development
- Work with the local sister city committee in seeking a third sister city and in strengthening the relationships with our existing sister cities.

### Marketing/Promotional Efforts:

- Market Auto Dealer Strategy
- Participate in the International Council of Shopping Centers (ICSC) trade shows and other local and regional trade shows.

CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGE | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGE | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGE | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGE |



# [317-7000] BAHS Administration

Acct	Description	02/03 Actuals	03/04 Actuals	04/05 Current Budget	04/05 Estimated Actual	05/06 Adopted Budget
41100	SALARIES - GENERAL	454,435	474,984	637,505	488,478	566,991
41270	SALARIES - PART-TIME	36,339	38,484	3,000	42,626	-
41271	SALARIES - PART-TIME TEMP	-	-	-	-	21,000
41280	SALARIES - P.T. REIMBURSEMENT	21	-	-	-	-
41320	SALARIES - OTHER PAYOUT	6,223	12,093	8,700	8,700	15,500
41490	OVERTIME - GENERAL	101	18	300	250	300
41560	UNEMPLOYMENT INSURANCE	28	729	1,962	1,133	1,680
41620	RETIREMENT - GENERAL	9,073	19,257	62,860	45,588	79,216
41690	DEFERRED COMPENSATION	16,690	20,503	20,804	18,980	21,941
41700	GROUP INSURANCE	37,314	39,050	58,797	37,893	46,033
41701	MEDICARE	8,181	8,343	9,244	8,058	8,221
41730	INCOME PROTECTION INS	6,823	7,824	7,057	6,487	6,017
41760	WORKERS COMP	11,465	18,633	26,608	21,251	23,403
41799	BENEFITS	4,644	4,673	-	4,354	-
41900	CONTRACT LABOR	-	640	2,000	1,000	1,000
<<EMPLOYEE SERVICES>>		591,338	645,231	838,837	684,798	791,302
42208	ELECTRIC	-	-	-	310	320
42214	TELEPHONE	6,061	6,031	7,068	4,000	7,250
42228	GASOLINE & OIL	542	-	-	-	-
42229	RDA-SPECIAL COUNSEL	-	2,099	6,901	4,000	5,000
42231	CONTRACT SERVICES	23,823	42,100	94,013	50,000	50,400
42233	AUDIT FEES	5,097	3,561	2,750	2,750	3,000
42242	CORP YARD COSTS	84	-	147	-	-
42244	STATIONERY & OFFICE SUPPLIES	1,973	1,823	2,100	1,600	2,150
42245	COMPUTER HARDWARE-NON CAPITAL	-	-	1,700	1,500	1,700
42246	COMPUTER SOFTWARE-NON CAPITAL	-	-	500	500	500
42248	OTHER SUPPLIES	1,885	196	1,000	500	2,000
42250	ADVERTISING	2,258	719	3,000	3,000	3,000
42252	PHOTOCOPYING	164	787	981	981	1,150
42254	POSTAGE & FREIGHT	1,676	1,908	1,700	1,700	1,745
42257	PRINTING	3,571	1,525	1,000	1,000	1,000
42261	AUTO MILEAGE	424	145	2,100	600	1,500
42293	COUNTY ADMINISTRATIVE FEE	-	197,012	140,000	294,487	210,000
42297	PRIOR YEAR EXPENSE	54,877	-	-	-	-
42299	OTHER EXPENSE	309	427	2,000	500	2,000
42406	TAX INCREMENT PASS	-	-	-	-	-
42407	EDUCATIONAL REV.ALL	581,354	1,015,955	-	-	-
42408	TRAINING & EDUCATION	58	420	2,800	-	2,800
42415	CONFERENCE & MEETINGS	7,243	4,045	8,460	8,000	9,990
42423	MEMBERSHIP & DUES	9,327	13,077	10,815	10,815	10,750
42435	SUBSCRIPTION & PUBLICATIONS	1,211	1,549	1,084	1,000	865
42531	MAINT - FURNITURE/OFFICE EQUIP	948	-	500	250	500
<<SUPPLIES & SERVICES>>		702,887	1,293,378	290,619	387,493	317,620

CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET | CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET |

# [317-8010] BAHS Economic Development

## ACTIVITY DESCRIPTION

This activity funds the City's and Redevelopment Agency's economic development programs, projects, partner organizations, and special studies. Since these efforts are administered under Business Assistance Division – Administration, the “Accomplishments” and “Goals” for this section are contained in the Business Assistance Division - Administration pages. The following lists the highlights of the current programs, projects and special studies.

### **Programs**

- Downtown parking lot rental and maintenance
- Property management of Redevelopment Agency/City owned and leased properties
- Façade Improvement Program
- Small Business Fee Deferral Program
- Implementation of the Auto Dealer Strategy
- Implementation of the Economic Development Strategy

### **Projects**

- Business Attraction/Retention/Expansion Loans
- Morgan Hill Courthouse
- Relocation and Rehabilitation of the Morgan Hill Historical Museum
- Assist in design of community facilities such as the Outdoor Sports Complex and the Library
- Implement the Depot Street Capital Improvement Grant Project, including public art
- Rehabilitate Granada Theater
- Rehabilitate Gunter Brothers building
- Convert former Police Station to Brewpub
- Facilitate development of the 66-acre subregional shopping center

### **Partner Organizations**

- Morgan Hill Chamber of Commerce
- Morgan Hill Downtown Association
- Sister City

### **Special Studies**

- Prepare an amendment to the Redevelopment Agency Plan

CITY OF MORGAN HILL • FY 2005/06 • OPERATING AND CIP BUDGET



[317-8055] BAHS CIP

		02/03	03/04	04/05	04/05	05/06
Acct	Description	Actuals	Actuals	Current Budget	Estimated Actual	Adopted Budget
49222	TRANSFER OUT-346 (PUBLIC FACILITIES)	-	24,961	-	-	-
	<<TRANSFERS>>	-	24,961	-	-	-
82205	TAXES	-	731	-	-	-
82299	OTHER EXPENSE	3,385	-	-	-	-
83820	OTHER IMPROVEMENTS	970	-	-	-	-
86120	PROPERTY PURCHASE	762,643	8,607,076	1,204,103	-	-
86200	PROFESSIONAL SERVICES	1,257,812	697,337	2,613,543	-	-
86220	ARCHITECTURE AND DESIGN	698,195	917,534	1,125,124	-	-
86260	APPRAISAL	-	6,616	-	-	-
86360	CONSTRUCTION	12,243,784	12,874,248	11,027,181	8,748,033	22,709,000
86400	PROCESSING & SERVICING	-	40,135	5,154	-	-
86450	FIXTURE, FURNISHINGS & EQUIPMENT (FF&E	-	163,202	1,051	-	-
86530	CIP ADMINISTRATION	374,872	409,400	187,293	-	-
	<<PROJECT EXPENDITURES>>	15,341,661	23,716,280	16,163,450	8,748,033	22,709,000
	8055 - BAHS CIP	15,341,661	23,741,241	16,163,450	8,748,033	22,709,000

# [327-7100] BAHS Housing

## ACTIVITY DESCRIPTION

The Housing Division creates and preserves affordable housing in the community. Redevelopment 20% Housing Set-aside money (i.e., property tax increment) is the primary funding source for these activities. Under California Redevelopment Law, redevelopment agencies are required to set aside 20% of their tax increment for affordable housing activities. Our affordable housing efforts focus on the following:

- Rehabilitation of single-family and multi-family housing
- Administration of the Minor Home Repair Grant programs for seniors and mobile home owners
- Monitoring existing housing loans and agreements
- Administration of the City's Below Market Rate Housing Program (BMR) which includes monitoring approximately 395 BMR rentals and ownership units for compliance. Ten new homes were added to the homeownership program; no homes were lost to the expiration of resale restrictions
- Assist the City Clerk with the Mobile Home Rent Commission
- Conduct a bi-annual rental vacancy survey
- Manage the City's participation in the Urban County Community Development Block Grant (CDBG) program
- Development of new affordable housing programs and projects per the Affordable Housing Strategy

## FY 2004/05 HIGHLIGHTS

### **New Construction and Major Housing Projects**

- Developer initiated the construction and marketing for the 10-unit, single family affordable homeownership project targeting teachers working for the Morgan Hill Unified School District and Morgan Hill Charter School.
- Completed the entitlement process of the Royal Court Project, Phase 1, which consists of 12 ownership houses.
- Completed construction on Jasmine Square, a mixed-use project, which includes 72 apartment units, 5,000 sq. ft. of commercial space and a child care center.
- Completed construction on Murphy Ranch II – the last phase of the 100-unit project. This phase consists of 38 apartments

### **Housing Rehabilitation Programs**

- Approved over 75 grants for the Minor Senior Housing and Mobile Home Repair Programs
- Approved 3 Housing Rehab Loans
- Approved 15 Housing Paint Program Grants

### **Administration**

- Administered and monitored thirteen housing and public service grants totaling \$251,920 funded by Community Development Block Grant, the 20% Redevelopment Agency Housing Set-Aside, the Senior Trust Fund, and the Housing Mitigation Fund. This funding was provided for ombudsman services in long-term care facilities for seniors; meals for seniors; youth outreach; specialized care and recreation services for dependent seniors; El Toro Youth Center; employer-related services for low income individuals; case management for shared housing facility; domestic violence shelter; and housing shelter and services.
- Implement the Affordable Housing Strategy Work Plan.

# [327-7100] BAHS Housing

## **Below Market Rate (BMR)**

- Facilitated the sale of 15 new and 6 resale BMR homes
- Processed over 70 requests from BMR home owners wanting to refinance their units
- Processed over 136 applications for eligible program participants. Ten were housed in BMR rental units
- Conducted 3 BMR information seminars
- Continued to accept names for the Median and Moderate Income lists, resulting in the addition of 93 applicants for a total of 670 names.
- Participated in the Measure C competition and was responsible for the scoring of the Housing Needs and the Housing Types category

## **FY 2005/06 WORKPLAN**

- Habitat for Humanity – Complete the entitlement phase and plan the organization of the volunteer/construction phase
- Viale Project – Complete project and establish teacher housing eligibility list
- Royal Court Project – Complete Phase I homes, begin construction on apartments.
- Implement a Downpayment Assistance Program and a City Employee Housing Program.
- Casa Diana (EAH) – Complete the master plan for a proposed mixed-use rental and ownership housing and commercial development.

## **FY 2005/06 ACTIVITY GOALS**

### **Housing Rehabilitation Programs**

- Provide rehabilitation loans for 6 single-family units
- Process 60 Senior and Mobile Home Repair Grants
- Provide rehabilitation loans for at least 3 rental housing units
- Process 10 Housing Paint Program Grants

### **Administration**

- Administer and monitor 13 housing and/or public service grants totaling \$240,264 funded by Community Development Block Grant, Housing Mitigation Fund, and 20% Housing Set Aside funds

### **BMR Program**

- Facilitate the resale or sale of at least 20 BMR units

### **New Programs/Projects**

- Develop new affordable rental and ownership housing programs/project proposals per the Affordable Housing Workplan.



[illegible]

[327-7100] BAHS Housing

		02/03	03/04	04/05	04/05	05/06
Acct	Description	Actuals	Actuals	Current Budget	Estimated Actual	Adopted Budget
41100	SALARIES - GENERAL	390,205	424,752	491,205	444,738	487,697
41270	SALARIES - PART-TIME	25,911	25,243	23,565	27,772	-
41271	SALARIES - PART-TIME TEMP	-	-	-	-	2,000
41280	SALARIES - P.T. REIMBURSEMENT	42	-	-	-	-
41320	SALARIES - OTHER PAYOUT	5,062	8,344	8,582	-	10,540
41490	OVERTIME - GENERAL	107	9	300	-	300
41560	UNEMPLOYMENT INSURANCE	35	788	2,065	1,191	2,012
41620	RETIREMENT - GENERAL	21,643	35,409	68,523	57,683	87,430
41690	DEFERRED COMPENSATION	6,761	9,378	7,922	9,146	8,180
41700	GROUP INSURANCE	32,941	46,058	59,816	42,648	48,247
41701	MEDICARE	6,128	6,747	7,122	6,420	7,072
41730	INCOME PROTECTION INS	5,767	6,555	5,854	5,355	5,666
41760	WORKERS COMP	9,743	14,373	21,969	18,434	21,389
41799	BENEFITS	3,072	3,137	-	2,981	-
41800	UNIFORM	-	91	150	-	150
41900	CONTRACT LABOR	-	1,565	2,000	-	2,000
	<<EMPLOYEE SERVICES>>	507,416	582,449	699,073	616,368	682,683
42214	TELEPHONE	7,586	7,542	8,764	8,764	8,854
42228	GASOLINE & OIL	283	435	500	500	748
42230	SPECIAL COUNSEL	-	492	9,508	5,000	5,000
42231	CONTRACT SERVICES	50,168	38,383	5,600	5,600	7,100
42233	AUDIT FEES	-	1,264	2,750	2,750	2,750
42236	BANK CARD SERVICE FEES	-	-	-	-	-
42240	RENTALS - OUTSIDE	-	-	100	-	-
42242	CORP YARD COSTS	330	-	245	-	-
42244	STATIONERY & OFFICE SUPPLIES	1,582	1,519	2,000	2,000	2,100
42245	COMPUTER HARDWARE-NON CAPITAL	-	-	7,500	7,500	1,000
42246	COMPUTER SOFTWARE-NON CAPITAL	-	-	1,000	1,000	1,000
42248	OTHER SUPPLIES	1,284	657	1,000	1,000	1,300
42250	ADVERTISING	152	663	1,000	1,000	1,000
42252	PHOTOCOPYING	95	820	1,190	1,190	1,215
42254	POSTAGE & FREIGHT	2,661	2,272	3,000	3,000	3,000
42257	PRINTING	480	489	4,000	4,000	4,000
42261	AUTO MILEAGE	67	197	300	300	300
42281	SMALL TOOLS	171	2,246	300	300	300
42299	OTHER EXPENSE	102	477	300	300	300
42408	TRAINING & EDUCATION	235	305	3,650	3,650	4,400
42415	CONFERENCE & MEETINGS	1,265	19	3,500	8,000	3,815
42423	MEMBERSHIP & DUES	3,920	4,561	4,315	4,315	4,446
42435	SUBSCRIPTION & PUBLICATIONS	298	273	1,031	1,031	788
42523	MAINT - MACHINE/EQUIPMENT	6	-	500	-	500
42526	MAINT - AUTO/TRUCKS	4,076	420	900	-	900
42531	MAINT - FURNITURE/OFFICE EQUIP	1,141	-	500	500	500
42550	FLEET REPLACEMENT CHARGES	2,500	-	-	-	-
	<<SUPPLIES & SERVICES>>	78,403	63,032	63,453	61,700	55,316

# [327-7100] BAHS Housing

Acct	Description	02/03 Actuals	03/04 Actuals	04/05 Current Budget	04/05 Estimated Actual	05/06 Adopted Budget
43835	FURNITURE/OFFICE EQUIPMENT	-	760	1,260	1,260	1,300
43840	COMPUTER EQUIPMENT	564	408	-	50	-
43845	COMPUTER SOFTWARE	869	-	-	-	-
	<<CAPITAL OUTLAY>>	1,433	1,169	1,260	1,310	1,300
44994	LEASE PAYMENTS	305	-	-	-	-
	<<DEBT SERVICE>>	305	-	-	-	-
45003	GENERAL LIABILITY INSURANCE	6,088	5,061	3,642	5,015	4,136
45004	BLDG MAINT SERVICES	12,760	16,986	10,139	10,139	11,048
45006	FLEET REPLACEMENT	-	-	4,586	4,586	6,931
45009	I.S. SERVICES	13,440	8,697	6,118	6,118	6,734
45010	GF ADMIN	98,729	106,817	95,426	95,426	95,294
	<<INTERNAL SERVICES>>	131,018	137,561	119,911	121,284	124,143
49285	TRANSFER OUT-234 (MOBILE HOME PK)	-	300,000	-	-	-
	<<TRANSFERS>>	-	300,000	-	-	-
82229	RDA-SPECIAL COUNSEL	-	16,305	38,345	25,000	33,000
82230	SPECIAL COUNSEL	18,547	-	-	-	-
82231	CONTRACT SERVICES	72,098	15,394	35,000	35,000	77,000
82299	OTHER EXPENSE	95	-	-	-	-
86100	ACQUISITION EXPENSE	-	(254)	400,000	400,000	405,000
86280	PROPERTY MANAGEMENT	2,700	2,960	5,000	5,000	5,000
86400	PROCESSING & SERVICING	3,571	4,551	97,960	72,400	72,400
86420	PROGRAM LOANS	215,644	489,891	375,000	375,000	375,000
86440	GRANT AMOUNT	450,715	487,249	431,000	431,000	431,000
86441	HOUSING PROGRAMS	1,038,890	4,194,021	4,323,091	3,472,000	7,930,000
86443	INFILL BMR HOUSING	56	-	-	-	-
	<<PROJECT EXPENDITURES>>	1,802,315	5,210,116	5,705,396	4,815,400	9,328,400
	<b>7100 - HOUSING</b>	<b>2,520,889</b>	<b>6,294,327</b>	<b>6,589,093</b>	<b>5,616,062</b>	<b>10,191,842</b>

